Applicant	Carlo Santoro / Splash West		
Request	Site Plan Level III Review / Conditional Use for Mixed Use		
	Development /10 Multi-family units with Flex Allocation		
General Location	North side of SE 19 <sup>th</sup> St., between S. Federal Highway and Miami Rd.		
Legal Description	Lots 7 and 8, Block 22, Everglades Land Sales Company's First		
	Addition to Lauderdale, according to the plat thereof, recorded in P.B.		
	2, P. 15, of the Public Records of Dade County, Florida.		
Property Size	18,429 SF / .42 Acres		
Zoning	Residential Mid Rise Multifamily D	istrict (RMM-25)	
Existing Use	2 one-story residential structures		
Future Land Use	Employment Center		
Designation			
Comprehensive Plan	Consistent with Future Land Use Element, Permitted Uses, when		
Consistency	flexibility units are allocated.		
Applicable ULDR	47-18.21 Mixed Use Development		
Sections	47-24.3 Conditional Use		
	47-25.2 Adequacy Requirements		
	47-25.3 Neighborhood Compatibility Requirements		
Setbacks/Yards	Required	Propos	sed
East	5'	10'	
West	10'	10'-8"	
South	5'	24'	
North	15'	18'	
Lot Density	13 units max	10	
Lot Size	10,000 SF Min.	18,429 SF	
Lot Width	100' Min.	122'	
Building Height	150' Max.	35'	
Structure Length	200' Max.	approx. 103'	
Floor Area	400 SF /unit	corner units: 2,136 SF /unit	
		middle units 1,987 SF /unit	
VUA Landscaping	4,607 SF	7,351 SF	
Landscaping Lot	6,450 SF	7,351 SF	
Coverage			
Open Space	NA	NA	
Parking	21	21	
Notification	Sign Notice 15 days prior to meeting	<u></u>	
Requirements			
Action Required	Approve, approve with conditions or deny		
	Name and Title		Initials
Project Planner	Ella Parker, Planner II		
Gregory Brewton, Acting Pla		Zoning Deputy	
Authorized By	Director Director		
A	Marc LaFerrier, AICP, Planning and Zoning Director		
Approved By		-	

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## **Request:**

The applicant proposes to construct a single-use, mixed-use development of 10 multifamily residential units on employment center land use and RMM-25 zoning, with allocation of residential flexibility units.

# **Property/Project Description:**

The applicant proposes a project consisting of 10 multifamily residential units, located at the north side of SE 19<sup>th</sup> St., between S. Federal Highway and Miami Rd. The applicant intends to construct a similar project consisting of 10 multifamily residential units, located to the east of the proposed site, also scheduled on this agenda.

#### Mixed-Use:

As per ULDR Sec. 47-18.21.D.5, Mixed Use, single use residential buildings are permitted and no business uses are required, on parcels less than 5 acres in size. The applicants' property is 0.42 acres in size. Mixed-use developments may be permitted on employment center land use designated parcels, subject to the availability of residential flexibility units. Currently, two onestory residential structures, with eight multi-family units exist on the site. Therefore, this project will require the allocation of two (2) residential flexibility units. The property is located in Flex Zone 55, where eight hundred and eighty-five (885) units are currently available. The applicant has provided a narrative addressing the mixed-use development criteria, of Sec. 47-18.21, attached as Exhibit 1.

### **Conditional Use:**

The mixed-use development may be permitted as a conditional use, as per Sec. 47-24.3. Conditional use approvals are subject to City Commission Request for Review within 30 days of the Planning and Zoning Board action. The applicant's narrative in response to conditional use requirements is attached as **Exhibit 2**.

#### Adequacy and Neighborhood Compatibility:

The applicant has submitted narratives regarding how this proposal complies with Sec. 47-25.2, *Adequacy Requirements* and Sec. 47-25.3, *Neighborhood Compatibility Requirements*, attached as **Exhibit 3**.

# **Parking and Traffic:**

As per Sec. 47-20, *Parking and Loading Requirements*, 2.1 parking spaces per unit or twenty-one (21) parking spaces total, are required for the proposed use. The applicant is proposing 21 on-site parking spaces and three on-street parking spaces. A seven-foot wide sidewalk has been provided along SE 19<sup>th</sup> Street.

# **Comprehensive Plan Consistency:**

The proposed development is consistent with the Comprehensive Plan's *Future Land Use Element's Permitted Uses –Employment Center*, which states that for parcels of five acres in size or less, free standing multi-family residential uses are permitted.

### **Broward County School Board Interlocal Agreement:**

This proposal is subject to the provisions of the Broward County School Board Inter-local

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Agreement, between the City of Fort Lauderdale and the Broward County School District regarding public school facility planning. A letter from the School Board to the applicant indicating mitigation for three students anticipated as a result of the two proposed developments, is attached as **Exhibit 4**.

# **Planning and Zoning Board Review Options:**

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

# Should the Board approve the proposed development, the following conditions are proposed by staff:

- 1. The applicant shall provide documentation of agreement with the Broward County School Board, regarding potential impacts for public school facility planning through a recorded restrictive covenant, prior to final site plan approval.
- 2. Site plan approval must be valid as provided in ULDR Section 47-24.1.M.
- 3. Final DRC approval.

PZ114-R-05/EP